

## ZONING AND BUILDING AGENDA

SEPTEMBER 7, 2006

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

- 267631      DOCKET #7731 - D. HERMANN, Owner Application: The variation, previously approved, sought to reduce left interior side yard setback from 15' to 3' for carport in R-4 Single Family Residence District. The subject property consists of approximately 0.37 of an acre, located on the north side of 54th Street approximately 236 feet west of Harvey Avenue in Lyons Township. **Recommendation: That the application be granted a one year extension of time.**
- Conditions: None
- Objectors: None
- 269174      DOCKET #7816 - JIMMY LIPKIN, Owner Application: 9754 South Torrence, Chicago, Illinois 60617, Application (No. SU-05-01; Z05011). Submitted by same. The Special Use for Unique Use, previously approved, was for a horse and gaming show and related structures (barn, stable, etc.) in the R-3 Single Family Residence District in Section 31 in Bloom Township. Property consists of 4.76 acres located at the east side of Torrence Avenue approximately 162 feet north of 30th Street in Bloom Township. Intended use: Horse gaming show and related structures. **Recommendation: That the application be granted a one year extension of time.**
- 272013      DOCKET #7895 - L. & C. SIMON, Owners Application: The variation, previously approved, sought to reduce lot width from 150' to 103' (existing) and reduce lot area from 40,000 square feet to 21,243 square feet (existing) for new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.49 of an acre, located on the southwest corner of Thornwood Avenue and Crawford Avenue in Rich Township. **Recommendation: That the application be granted a one year extension time.**
- Conditions: None
- Objectors: None
- 273056      DOCKET #7932 - V. THARIAN, Owner Application: The variation, previously approved, sought to reduce the number of parking spaces from 19 to 17; reduce front yard setback from 30' to 16' and reduce corner side yard setback from 30' to 13' for proposed car wash, gas station, and convenience store in the C-4 General Commercial District. The subject property consists of approximately 0.49 of an acre, located on the northeast corner of Dickens Avenue and Mannheim Road in Leyden Township. **Recommendation: That the application be granted a one year extension.**
- Conditions: None
- Objectors: None
- 278215      DOCKETS #8097 & 8085 - KEVIN J. BRANNICK, Owner, 7900 West 39th Street, Riverside, Illinois 60546, Application (No. SU-06-07; Z06092). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for rental of an existing coach house on an existing well and septic system and a Variation to reduce distance between principal and accessory structure from 10' to 8' left side yard setback (existing detached garage); reduce right corner side yard setback from 15' to 11' (existing residence); reduce right corner side yard setback from 15' to 4' (existing coach house); reduce rear yard setback from 10' to 2' (existing coach house) and existing single family residence, in Section 36 of Riverside Township. Property consists of 1/4 of an acre, located on the northwest corner of West 39th Street and Stanley Avenue in Riverside Township. Intended use: Continued use as a one bedroom rental property as has been the case for the last 60+ years. No improvements. All prior improvements have been inspected and approved by the Cook County Department of Building Zoning. **Recommendation: That application be granted.**

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- 278216      DOCKET #8096 - GREGORY DANIELS, Owner, 15 N 365 Old Sutton Road, Barrington Hills, Illinois 60010, Application (No. SU-06-06; Z06086). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the R-1 Single Family Residence District to maintain the current tree nursery, landscaping business with employee living quarters and snow plowing service, storage and sales in Section 28 of Barrington Township. Property consists of 19.642 acres, located at the southeast intersection of Elgin, Joliet and Eastern Railroad tracks and Sutton Road in Barrington Township. Intended use: Amended application for tree nursery, landscaping business with employee living quarters and snow plowing service, storage and sales. **Recommendation: That the application be granted.**
- 281315      DOCKET #8063 - INTERRAIL, INC., Owner Application: Variation to increase height from the maximum allowed 40 feet to 90 feet for an outdoor advertising sign in the I-3 Intensive Industrial District. The subject property consists of approximately 6 acres, located on the south side of I-55, approximately 4,850 feet east of South Harlem Avenue in Stickney Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:        None
- 281316      DOCKET #8066 - INTERRAIL, INC., Owner Application: Variation to increase height from the maximum allowed 40 feet to 90 feet for an outdoor advertising sign in the I-3 Intensive Industrial District. The subject property consists of approximately 6 acres, located on the south side of I-55, approximately 6,850 feet east of South Harlem Avenue in Stickney Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:        None
- 281317      DOCKET #8067 - INTERRAIL, INC., Owner Application: Variation to increase height from the maximum allowed 40 feet to 90 feet for an outdoor advertising sign in the I-3 Intensive District. The subject property consists of approximately 6 acres, located on the south side of I-55, approximately 7,862 feet east of South Harlem Avenue in Stickney Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:        None
- 281318      DOCKET #8107 - D. NOLAN, Owner Application: Variation to reduce right interior side yard setback from 10 feet to 2 feet for a detached garage; and reduce rear yard setback from 10 feet to 4.5 feet (existing residence) in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the west side of Degener Avenue, approximately 206 feet north of Dickens Street in Proviso Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:        None
- 281319      DOCKET #8111 - D. & J. EICHENBERGER, Owners Application: Variation to reduce rear yard setback from 50 feet to 42 feet (existing) for a utility shed addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the northeast corner of Howard Avenue and 60th Street in Lyons Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:        None

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- 281320      DOCKET #8121 - W. ISHU, Owner Application: Variation to increase height of fence in rear yard from 6 feet to 10 feet in the R-5 Single Family Residence District. The subject property consists of approximately 0.25 of an acre, located on the west side of Glenshire Road, approximately 174 feet south of Glenview Road in Northfield Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:    None
- 281321      DOCKET #8122 - S. KATZ, Owner Application: Variation to reduce right interior side yard setback from 10 feet to 7.98 feet (existing principal); and reduce left side yard setback from 10 feet to 3.7 feet (existing detached garage) for structural alterations to existing home in the R-5 Single Family Residence District. The subject property consists of approximately 0.19 of an acre, located on the west side of Nellie Court, approximately 292 feet south of Harrison Street in Maine Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:    None
- 281322      DOCKET #8123 - F. & P. Andreou, Owners Application: Variation to reduce lot width from 150 feet to 120 feet (existing); reduce lot area from 40,000 square feet to 25,920 square feet (existing); and reduce front yard setback from 40 feet to 37 feet for proposed additions in the R-4 (SU) Single Family Residence District. The subject property consists of approximately 0.60 of an acre, located on the north side of Timberlane Drive, approximately 919 feet west of Sanders Road in Northfield Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:    None
- 281323      DOCKET #8124 - P. Collins, Owner Application: Variation to reduce lot width from 150 feet to 100 feet (existing); reduce lot area from 40,000 square feet to 30,100 square feet (existing); reduce left side yard setback from 15 feet to 7 feet (existing); reduce front yard setback from 40 feet to 30 feet for two story addition; and reduce right interior side yard setback from 15 feet to 1 foot (existing accessory) in the R-4 Single Family Residence District. The subject property consists of approximately 0.69 of an acre, located on the west side of Major Avenue, approximately 299 feet south of Midlothian-Turnpike in Bremen Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:    None
- 281324      DOCKET #8129 - V. MARTINEZ, Owner, Application: Variation to reduce front yard setback from 30 feet to 24 feet (existing) for a new front entry in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the south side of Altgeld Street, approximately 198 feet east of Geneva Avenue in Leyden Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:    None

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- 281325      DOCKET #8130 - M. TUNG CAB, Owner, Application: Variation to reduce rear yard setback from 40 feet to 0 feet (existing); and reduce left interior side yard setback from 5 feet to 0 feet (existing) for a canopy/porch addition in the R-7 General Family Residence District. The subject property consists of approximately 0.04 of an acre, located approximately 103 feet west of Dee Road and approximately 230 feet north of Dempster Street in Maine Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:    None
- 281326      DOCKET #8131 - B. MCDOWELL, Owner Application: Variation to reduce right interior side yard setback from 10 feet to 2.9 feet; reduce left interior side yard setback from 10 feet to 0 feet; and reduce rear yard setback from 5 feet to 4.6 feet for a new detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.14 of an acre, located on the west side of south Lotus Avenue, approximately 47 feet north of 49th Street in Stickney Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:    None
- 281327      DOCKET #8132 - T. ATKIELS, Owner, Application: Variation to reduce left interior side yard setback from 10 feet to 3 feet; and reduce rear yard setback from 5 feet to 3.5 feet for a storage shed in the R-5 Single Family Residence District. The subject property consists of approximately 0.32 of an acre, located on the west side of Division Street, approximately 147 feet north of Yale Avenue in Barrington Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:    None
- 281328      DOCKET #8133 - J. & D. TITZER, Owners, Application: Variation to reduce left interior side yard setback from 15 feet to 4 feet (existing) for a three bedroom addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.45 of an acre, located on the south side of 62nd Street, approximately 142 feet west of Sunset Avenue in Lyons Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:    None
- 281329      DOCKET #8134 - J. & C. BENNETT, Owners, Application: Variation to reduce right interior side yard setback from 15 feet to 6 feet for a deck addition; reduce lot width from 150 feet to 100 feet (existing); and reduce rear yard setback from 40,000 square feet to 21,607 square feet (existing) in the R-4 Single Family Residence District. The subject property consists of approximately 0.50 of an acre, located on the northwest corner of Nerge Road and Sunset Drive in Schaumburg Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:    None



**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS**

- 281330      DOCKET #8137 – S. & J. Pav, Owners Application: Variation to reduce lot area from 20,000 square feet to 16,539 square feet (existing); reduce front yard setback from 40 feet to 30 feet (existing); reduce distance between principal and accessory structure from 10 feet to 9 feet; and reduce left interior side yard setback from 15 feet to 2.94 feet (existing accessory) for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.38 of an acre, located on the northeast corner of Edgewood Avenue and 61st Street in Lyons Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:     None
- 281331      DOCKET #8138 – R. CZAPLA, Owner Application: Variation to increase height of fence and retaining wall from 6 feet to 7 feet 8 inches (existing) for a fence and wall in the R-5 Single Family Residence District. The subject property consists of approximately 0.27 of an acre, located on the north side of Anita Avenue, approximately 500 feet west of Lee Street in Wheeling Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:     None
- 281332      DOCKET #8139 – R. GRZYBEK, Owner Application: Variation to reduce front yard setback from 30 feet to 26 feet 1 inch for a front porch addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.50 of an acre, located on the north side of Barry Avenue, approximately 150 feet west of Lee Street/Roberta Avenue in Leyden Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:     None
- 281333      DOCKET #8141 – D. RAGNANESE, Owner Application: Variation to increase height of fence in front yard from 3 feet to 6 feet for a wrought iron fence in the R-5 Single Family Residence District. The subject property consists of approximately 0.26 of an acre, located on the south side of McLean Avenue, approximately 237 feet west of Kirschhoff Avenue in Leyden Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:     None

**NEW APPLICATIONS**

- 281334 SUBURBAN BANK AND TRUST COMPANY, TRUST #74, Owner, 431 Princeton, Villa Park, Illinois 60181, Application (No. MA-06-08; Z06156). Submitted by Michael J. Fisher, 431 Princeton, Villa Park, Illinois 60181. Seeking a Map Amendment from the R-5 Single Family Residence District to the R-5A Residence Transition District to combine two (2) lots into three (3) separate lots for three (3) single family residences in Section 29 of Leyden Township. Property consists of .45 of an acre, located on the south side of Schubert Avenue, approximately 148 feet east of Melrose Avenue in Leyden Township. Intended use: Three (3) single family residences.
- 281335 MARQUETTE BANK AS SUCCESSOR TRUSTEE TO GARFIELD RIDGE BANK & TRUST, TRUST #81-3-4, Beneficiary Midway Cartage Inc., Owner, 4900 South Merrimac, Chicago, Illinois 60638, Application (No. SU-06-10; Z06137). Submitted by Mike Laird, 6808 Archer Avenue, Chicago, Illinois 60638. Seeking a SPECIAL USE UNIQUE USE in the I-3 Intensive Industrial District for a cartage and truck business (existing) for trucks over one and one-half ton capacity in Section 8 of Stickney Township. Property consists of 3.95 acres located at the end of Merrimac Avenue, approximately 1170 feet north of 51st Street in Stickney Township. Intended Use: Trucking Company.
- 281336 KOE OAKTON JUNCTION FAMILY PARTNERSHIP, LLC, an Illinois Limited Liability Company, c/o Method K Partners, Inc., Owner, 2400 East Oakton, Arlington Heights, Illinois 60005, Application (No. SU-06-11; Z06147). Submitted by Moran Transportation Corporation, an Illinois Corporation, 1000 Estes Avenue, Elk Grove Village, Illinois 60007. Seeking a SPECIAL USE UNIQUE USE in the I-1 Restricted Industrial District for a motor freight/truck terminal in Section 23 of Elk Grove Township. Property consists of 0.713 of an acre located at the north east corner of Oakton Street and Badger Road in Elk Grove Township. Intended Use: Motor Freight/Truck Terminal.

\* The next regularly scheduled meeting is presently set for Thursday, September 7, 2006.